

WARRANTY DEED

TRANSFER
TAX
PAID

018760

KNOW ALL MEN BY THESE PRESENTS, That **MARK A. TWIST** and **PAMELA J. TWIST** of Waterville in the County of Kennebec and State of Maine for consideration paid, **GRANT** to **STEPHEN J. BOUCHARD** and **JACQUELINE M. BOUCHARD**, of Waterville, County of Kennebec, State of Maine whose mailing address is 3 Carroll Street, Waterville with **WARRANTY COVENANTS**, as joint tenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

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A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine more particularly bounded and described as follows, to wit:

Commencing at a point on the northerly right of way line of Donald Street and at the southeasterly corner of premises presently owned by the within Grantors; thence in a general easterly direction along the northerly right of way line of Donald Street a distance of thirty-five (35) feet, more or less, to a point situated in the southwesterly corner of premises conveyed by Lewis J. Rosenthal to Maine Oxy-Acetylene Supply Co.; thence in a general northerly direction along the westerly boundary line of premises conveyed by Lewis J. Rosenthal to Maine Oxy-Acetylene Supply Co., a distance of one hundred twenty (120) feet, more or less; thence in a general westerly direction a distance of fifty (50) feet, more or less; thence in a general southerly direction a distance of twenty-five (25) feet, more or less, to a point situated on the northerly boundary line of premises owned by the within Grantors; thence in a generally easterly direction to a point in the northeasterly corner of premises presently owned by the within Grantors; thence in a general southerly direction a distance of one hundred (100) feet, more or less, to the point of beginning.

Also, another certain lot or parcel of land with the buildings thereon, situated in said Waterville, bounded and described as follows, to wit:

Beginning at a point in the northerly line of Donald Street, which point is situated approximately one hundred seventy-five (175) feet westerly from the westerly side of College Avenue; thence northerly along the westerly line of land now or formerly of one Pelletier a distance of one hundred (100) feet; thence westerly a distance of sixty-eight and two tenths (68.2) feet, more or less; thence southerly a distance of one hundred (100) feet to the northerly line of Donald Street; thence easterly along

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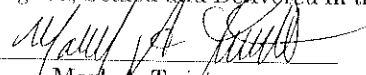
the northerly line of Donald Street a distance of sixty-eight and two tenths (68.2) feet more or less, to the point of beginning. This conveyance is subject is to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over two family occupancy, together with private garage, shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty (20) feet from the line of the street, provided, however, that steps, windows, porticoes are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than three thousand (\$3000.00) dollars.

The garage, unless built as part of the house shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

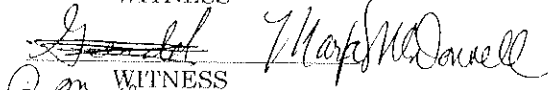
Being the same land and premises conveyed to Mark A. Twist and Pamela J. Twist by Warranty Deed of Richard R. Barry and Susan A. Barry dated August 5, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3404, Page 181.

WITNESS our hands and seals this twenty-ninth day of July, 1996.
Signed, Sealed and Delivered in the presence of


Mark A. Twist


Pamela J. Twist


WITNESS

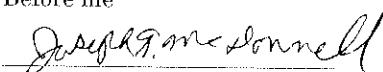

WITNESS

State of Maine)
) ss.
County of Kennebec)

7/29, 1996

Then personally appeared the above named Mark A. Twist and Pamela J. Twist and severally acknowledged the foregoing instrument to be their free act and deed.

Before me


Notary Public/Attorney at Law
Joseph G. McDonnell

RECEIVED KENNEBEC SS.

1996 JUL 31 PM 12:27

ATTEST: 
REGISTER OF DEEDS